



MINUTES OF THE CITY COUNCIL WORK SESSION held Wednesday, December 18, 2002 for the purpose of meeting with representatives of Greenway Center

The meeting began at 8:03 p.m. It was held in the Senior Classroom of the Community Center.

PRESENT WERE: Council members Rodney M. Roberts, Edward V.J. Putens, Thomas X. White and Mayor Judith F. Davis.

STAFF PRESENT WERE: Michael McLaughlin, City Manager and David Moran, Assistant to the City Manager.

ALSO PRESENT WERE: Brian Miller, Combined Properties; Barbara Hopkins, Greenbelt News Review; and Sheldon Goldberg.

Mayor Davis welcomed everybody and stated that Greenway Center had requested the meeting to update the City on its plans.

Mr. Miller announced that Combined Properties had purchased Greenway Center.

Mr. Roberts asked why Combined Properties had purchased the property. Mr. Miller responded that it was a great property and that Robert Haft had wanted the property back in his portfolio.

Mr. Miller indicated that Greenway Center had experienced its third consecutive year of increased sales. He announced a new advertising campaign on several cable television stations.

Mr. Miller stated that the property is 23 years old. He reported on a five-year improvement plan and noted it was contingent upon full occupancy. He indicated that this summer, Greenway Center had begun landscaping improvements. He also reported on sidewalk improvements and stated that 90% of sidewalks had been replaced.

Next, Mr. Miller discussed the parking lot. He indicated the parking lot would be rehabilitated in four phases and presented a map displaying the phases. Mr. Miller stated the first phase would be the section between Wendy's and Model's.

Mr. Miller reported that they were going to begin replacing the roofs. Finally, he indicated that they are planning a lighting upgrade for the parking lot. Council encouraged Mr. Miller to use downward lighting that did not spill over and requested that he provide the City with specific plans when they were ready.

Mr. Putens asked about the use of security cameras at Greenway Center. Mr. Miller responded that there were both liability issues and cost factors associated with security cameras.

Council asked about possible tenants to replace CVS. Mr. Miller responded that there was interest by national tenants, but it was difficult to line something up until CVS provided a definite date for its opening of the new store.

Mr. McLaughlin reported on the relocation of the Metro bus stop on westbound Greenbelt Road. Mayor Davis reported that Mr. Turnbull had suggested that Greenway Center help landscape the area on the Greenway Center side of the bus stop.

Information Items

Mayor Davis announced that the December PGCMA meeting would be held at a church in University Park.

Mr. Putens reported on a conversation with representatives of Beltway Plaza regarding the Metroland development proposal. Mr. White suggested the City contact WMATA to find out the timeline on their contract with the developers.

Mr. Roberts reported on the BiCounty Committee Public Hearing held the night before. Mayor Davis reported that Mayor Brayman and Delegate Gaines both believed that MC/PG 108 was poorly written. She indicated that College Park was going to work to redraft the bill.

The meeting ended at 9:11 p.m.

Respectfully submitted,
David E. Moran
Assistant to the City Manager